

# 505 W Chapel Hill Street

CONSULTANT:



Katie Hamilton  
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919.866.4815

APPLICANT:



327 Hillsborough Street  
Raleigh, NC 27603

SITE DATA	
SITE ADDRESS:	505 W CHAPEL HILL STREET, DURHAM NC 27701
PID:	114577
DEVELOPMENT TIER	DOWNTOWN
PARCEL OWNER:	CITY OF DURHAM
OWNER ADDRESS:	101 CITY HALL PLZ; DURHAM, NC 27701
PARCEL AREA:	4.103 AC/ 178,739 SF
CURRENT ZONING:	DD-S1
PROPOSED ZONING:	DD-C (D)
FUTURE LAND USE:	DESIGN DISTRICT
PROPOSED INTENSITY:	MIN. 280 RESIDENTIAL UNITS; 250,000-450,000 SF COMMERICAL/OFFICE
OVERLAY ZONING:	N/A
RIVER BASIN:	CAPE FEAR

Development Plan

Jan. 28, 2020

CASE #Z2000006

505 W Chapel Hill Street  
Durham, North Carolina

02.12.2020 - RESUBMITTAL  
02.19.2020 - FOR PUBLIC HEARING

VICINITY MAP



INDEX OF DRAWINGS	
Sheet #	SHEET NAME
C0.00	COVER SHEET
C1.00	EXISTING CONDITIONS PLAN
C2.00	DEVELOPMENT PLAN

TEXT COMMITMENTS:

1. THE EXISTING BUILDING SHALL BE RETAINED ON SITE AND RENOVATED. FOR THE PURPOSES OF BUILD-TO ZONE, PODIUM HEIGHT, AND BUILDING PLACEMENT STANDARDS, THE EXISTING BUILDING (ALONG WITH ANY RENOVATIONS OR ADDITIONS) SHALL BE DEEMED COMPLIANT PROVIDED THAT:
  - 1.1 IF AND WHERE THERE IS ANY EXPANSION OF THE GROUND FLOOR OF THE EXISTING BUILDING TOWARDS WEST CHAPEL HILL STREET, SUCH EXPANSION SHALL BE AT LEAST THE HEIGHT OF THE EXISTING RECESSED PODIUM AND MAY INCLUDE A POTENTIAL EXPANSION OF THE SECOND FLOOR ABOVE.
  - 1.2 ANY OTHER EXPANSION OF THE EXISTING BUILDING SHALL NOT EXCEED THE HEIGHT OF THE EXISTING BUILDING EXCEPT FOR ROOF MOUNTED MECHANICAL EQUIPMENT, WITH THE FAÇADE OF ANY SUCH EXPANSION NOT EXTENDING PAST THE EASTERNMOST FAÇADE OF THE EXISTING BUILDING.
2. AT FULL BUILD OUT OF THE PROJECT, AN AREA OPEN TO THE PUBLIC WITH A MINIMUM FRONTAGE WIDTH OF 30' AND A MAXIMUM FRONTAGE WIDTH OF 60' SHALL BE PROVIDED ALONG WEST CHAPEL HILL STREET BETWEEN THE EXISTING BUILDING AND ANY NEW BUILDING. FOR THE PURPOSES OF BUILD-TO-ZONE FRONTAGE COMPLIANCE CALCULATIONS, THE WIDTH OF SUCH SPACE SHALL BE EXCLUDED FROM SUCH CALCULATIONS.
3. IN ORDER TO PROVIDE ADDITIONAL SITE ACCESS WHILE MAINTAINING AN URBAN FORM, CALCULATION FOR BUILDING PERCENT PLACEMENT STANDARDS SHALL EXCLUDE THE WIDTH OF ANY ACCESS POINTS PROVIDED.
4. ANY NEW COMMERCIAL BUILDING SHALL INCLUDE A HORIZONTAL EXPRESSION BETWEEN 30' - 75' ABOVE AVERAGE GRADE ON THE FAÇADE FACING SOUTH DUKE STREET AND FAÇADE FACING JACKSON STREET. ABOVE SUCH HORIZONTAL EXPRESSION, THE APPLICABLE FAÇADE MAY REMAIN IN THE SAME VERTICAL PLANE AS THE PODIUM BELOW IF:
  - 4.1. SUCH HORIZONTAL EXPRESSION IS ACHIEVED THROUGH A MINIMUM 10' STEP-BACK OF THE FAÇADE (SUCH STEP-BACK EXCLUDING STRUCTURAL ELEMENTS); AND
  - 4.2. SUCH HORIZONTAL EXPRESSION EXTENDS VERTICALLY FOR AT LEAST 10'.
5. A MINIMUM OF 0.33 ACRES OF THE SITE WILL BE PROVIDED AS PRIVATELY-MAINTAINED OUTDOOR SPACE WITH PEDESTRIAN CONNECTIONS TO ALL PUBLIC FRONTAGES. PUBLIC ACCESS SHALL BE PROVIDED FOR PEDESTRIAN CONNECTIONS THAT ARE NOT WITHIN THE FOOTPRINT OF A BUILDING.

DESIGN COMMITMENTS:

- 1A. GENERAL ARCHITECTURAL STYLE:

THERE WILL BE NO GENERAL ARCHITECTURAL STYLES CHOSEN AT THIS TIME
- 1B. PROPOSED ROOF LINES:

THE ROOF LINES WILL BE PITCHED AND/OR FLAT AND/OR CURVED AND/OR SPIRED AND WILL HAVE ASPHALT SHINGLES, AND/OR METAL ROOFING, AND/OR GREEN ROOFING, AND/OR TILED ROOFING, AND/OR CONCRETE ROOFING, AND/OR GLASS ROOFING, AND/OR PLASTIC SHEATHING
- 1C. PROPOSED BUILDING(S) MATERIALS:

THE PRIMARY EXTERIOR SIDING MATERIALS SHALL CONSIST OF MASONRY (BRICK AND/OR CULTURED STONE OR REAL STONE) AND/OR METAL AND/OR CEMENT-FIBER SIDING AND/OR GLASS AND/OR WOOD AND/OR GLASS CURTAIN WALLS AND/OR ARCHITECTURAL CMU AND/OR METAL PANEL (PERFORATED OR SOLID) AND/OR ARCHITECTURAL PRECAST CONCRETE.
- 1D. DISTINCTIVE ARCHITECTURAL FEATURES:

THERE WILL BE NO DISTINCTIVE ARCHITECTURAL FEATURES DESIGNED AT THIS TIME
- 2A. HOW THE PROPOSED DESIGN TRANSITION TO THE CONTEXT AREA:

THE DEVELOPMENT WILL SERVE AS A TRANSITION FROM THE EXISTING RESIDENTIAL TO THE WEST TO THE COMMERCIAL DEVELOPMENT TO THE EAST BY HAVING PRIMARILY RESIDENTIAL BUILDING(S) ADJACENT TO SOUTH GREGGON STREET, AND PRIMARILY COMMERCIAL/OFFICE BUILDING(S) ADJACENT TO S DUKE STREET. FURTHERMORE THE TALLEST BUILDING(S) IN THE DEVELOPMENT WILL BE CONTIGUOUS WITH ADJACENT DD-C ZONING, WHILE SHORTER BUILDING(S) WILL BE LOCATED ON THE WESTERN PORTION OF THE SITE ADJACENT TO DD-S1 ZONING.

PER N.C. GENERAL STATUTE § 160A-393.2, ALL COMMITTED ELEMENTS (BOTH GRAPHICAL AND TEXT) DESCRIBED ON THIS PLAN HAVE BEEN CONSENTED TO BY THE UNDERSIGNED APPLICANT.

APPLICANT PRINT NAME

APPLICANT SIGNATURE



Sheet #

C0.00





**STEWART**

101 WEST MAIN ST.  
DURHAM, NC 27701  
T 919.380.8750

FIRM LICENSE # C-1051  
www.stewartinc.com  
PROJECT # L19077

Client:  
THE FALLON COMPANY  
327 HILLSBOROUGH ST  
RALEIGH, NC 27603  
617.737.4100 / 919.521.4500

Consultants:  
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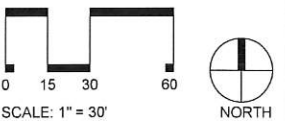
STEWART - GEOMATICS  
5410 OLD POOLE RD  
RALEIGH, NC 27650  
919.350.8750

Vicinity map:



Seal:

PRELIMINARY - DO NOT  
USE FOR CONSTRUCTION



Project:

**505 W CHAPEL  
HILL STREET**

Issued for:

**DEVELOPMENT PLAN**

No.	Date	Description
1	2.12.2020	PER COD COMMENTS
2	2.19.2020	FOR PUBLIC HEARING

Title:

**EXISTING CONDITIONS  
PLAN**

Project number: L19077 Sheet #:  
Issued Date: 01.27.2020  
Drawn by: KH  
Approved by: GS **C1.00**

LEGEND

- △ CONTROL POINT
- IPF IRON PIPE FOUND
- IRF IRON ROD FOUND
- IPS IRON PIPE SET
- DHS DRILL HOLE SET
- MGS MAGNAIL SET
- ▲ CALCULATED POINT
- STORM YARD INLET
- CURB INLET
- ① STORM MANHOLE
- ② SEWER CLEANOUT
- ③ SEWER MANHOLE
- BFP BACKFLOW PREVENTOR
- FD FIRE DEPT. CONNECTION
- ⊕ FIRE HYDRANT
- ⊕ WATER MANHOLE
- ⊕ WATER METER
- ⊕ WATER VALVE
- ⊕ GAS VALVE
- ⊕ TEL-COM PEDESTAL
- ⊕ TELEPHONE MANHOLE
- ⊕ FIBER OPTIC BOX
- ⊕ CROSS WALK POST
- ⊕ POWER BOX/METER
- ⊕ TRAFFIC SIGNAL BOX
- ⊕ TRANSFORMER
- GUY POLE
- GUY WIRE
- LIGHT POLE
- LANDSCAPE LIGHT
- UTILITY POLE
- AIR CONDITIONER
- BOLLARD
- FF=100.00' FINISH FLOOR ELEV.
- FP SIGN
- FP FLAG POLE
- MGS SOUTHERN MAGNOLIA
- SYC SYCAMORE
- OAK
- TREE UNKNOWN
- CHAIN LINK FENCE
- T — UNDERGROUND TELEPHONE LINE
- FO — UNDERGROUND FIBER OPTIC LINE
- G — UNDERGROUND GAS LINE
- E — UNDERGROUND ELECTRIC LINE
- W — UNDERGROUND WATER LINE
- SS — SANITARY SEWER LINE
- SD — STORM DRAIN LINE
- OHW — OVERHEAD WIRES
- U — UNIDENTIFIED LINE
- — UNKNOWN DESTINATION

ADJACENT OWNER INFORMATION

NO	PID	OWNER	SITE ADDRESS	LAND USE	ACREAGE	ZONING
1	103293	DUKE MEMORIAL UNITED METHODIST CHURCH INC	504 W CHAPEL HILL ST	CHURCH	1.95	DD-S1
2	103336	RESEARCH TRIANGLE REGIONAL PUBLIC TRANSPORTATION AUTHORITY	410 W CHAPEL HILL ST	PARKING LOT	0.82	DD-C
3	103343	LEGACY TOWER LLC	411 W CHAPEL HILL ST	OFFICE	1.19	DD-C*
4	226600	LEGACY TOWER LLC	450 JACKSON ST	PARKING	1.52	DD-C
5	103353	MJ DUKE LLC	505 S DUKE ST	BANK/OFFICE	1.66	DD-C
6	114653	HOLLAND MICHAEL V	502 S DUKE ST	COMMERCIAL	0.11	DD-S1
7	114654	STATE EMPLOYEES' CREDIT UNION DURHAM	504 S DUKE ST	BANK	1.21	DD-S1
8	226687	512 GORDON STREET LLC	511 JACKSON ST	RESIDENTIAL	0.32	DD-S1
9	114576	BELL FUND V 605 WEST LP	601 W CHAPEL HILL ST	APARTMENTS	3.10	DD-S1
10	103286	FIELDS WILLIAM B FIELDS PATRICE G	604 W CHAPEL HILL ST	COMMERCIAL	0.10	DD-S1
11	103287	FIELDS WILLIAM B FIELDS PATRICE G	602 W CHAPEL HILL ST	APARTMENTS	0.09	DD-S1

\*LOCAL HISTORIC LANDMARK

L:\Projects\2019\19077 - 505 W. Chapel Hill Street\DWGS\01 - DEVELOPMENT PLAN\3-Sheets\19077-C3.00 Site Plan.dwg Feb 19, 2020 - 3:36pm

SITE LEGEND:

SYMBOL	DESCRIPTION
	SITE ACCESS
	BUILDING AND PARKING ENVELOPE
	PARCEL LINE
	EXISTING BUILDING LOCATION



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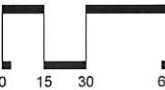
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SCALE: 1" = 30'

NORTH

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